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68-96

## WARRANTY DEED

NO TRANSFER  
TAX PAID

KNOW ALL MEN BY THESE PRESENTS,

That **CHARLES R. GAUNCE** of Waterville, in the County of Kennebec and State of Maine, and **HAROLD D. MARDEN** of Albion, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **CHARLES R. GAUNCE**, of Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey**, unto the said **CHARLES R. GAUNCE**, his assigns forever,

A certain lot or parcel of land situated on the northwesterly side of College Avenue in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an iron pin to be set on the northwesterly sideline of College Avenue, said iron pin being on a course of North fifty-seven degrees forty-four minutes thirty-one seconds East (N 57° 44' 31" E) along the northwesterly sideline of College Avenue a distance of twenty-seven and seventeen hundredths (27.17) feet from the northeast corner of land now or formerly of Harold D. Marden as recorded in the Kennebec County Registry of Deeds, book 2776, Page 182; thence by the following courses and distances: North twenty-five degrees fifty-eight minutes thirty-eight seconds West (N 25° 58' 38" W) a distance of two hundred two and forty-two hundredths (202.42) feet to an iron pin to be set and land now or formerly Harold Marden as recorded in said Registry, Book 2140, Page 30; thence North sixty-four degrees twelve minutes thirty-two seconds East (N 64° 12' 32" E) along land of said Marden a distance of fourteen and sixty-six hundredths (14.66) feet to an iron pin to be set; thence North twenty-five degrees forty-seven minutes twenty-eight seconds West (N 25° 47' 28" W) along land of said Marden a distance of one hundred thirty-one and zero hundredths (131.00) feet to an iron pin to be set and land now or formerly of the Trustees of the Dover Trust as recorded in said Registry, Book 1927, Page 177; thence North sixty-four degrees twelve minutes thirty-two seconds East (N 64° 12' 32" E) along land of said Dover Trust a distance of forty-one and zero hundredths (41.00) feet to an iron pin set and land now or formerly of the College Avenue Realty Company, Inc. as recorded in said Registry, Book 2290, Page 236; thence South twenty-five degrees forty-seven minutes twenty-eight seconds East (S 25° 47' 28" E) along land of said College Avenue Realty Company a distance of ninety-eight and zero hundredths (98.00) feet to a point and land of said Dover Trust; thence South sixty-four degrees twelve minutes thirty-two seconds West (S 64° 12' 32" W) along land of said Dover Trust a distance of sixteen and zero hundredths (16.00) feet to a point; thence South twenty-five degrees forty-seven minutes twenty-eight seconds East (S 25° 47' 28" E) along land of said Dover Trust and said College Avenue Realty Company a distance of two hundred thirty-one and zero hundredths (231.00) feet to a point and the northwesterly sideline

of College Avenue; thence South fifty-seven degrees forty-four minutes thirty-one seconds West (S 57° 44' 31" W) along the northwesterly sideline of College Avenue a distance of thirty-nine and twenty-five hundredths (39.25) feet to the point of beginning.

Meaning and intending hereby to convey a portion of the premises conveyed to Charles R. Gaunce and Harold D. Marden as recorded in said Registry in Book 3185, Page 214. The above described parcel of land contains 12,718 square feet.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **CHARLES R. GAUNCE**, his heirs and assigns, to his and their use and behoof forever.

And we do covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **Warrant and Defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said **CHARLES R. GAUNCE** and **HAROLD D. MARDEN**, each joining in this deed as Grantor, and each relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 11th day of July, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered  
in the presence of:

Natalie P. Bragg

Charles R. Gaunce  
Charles R. Gaunce

Natalie P. Bragg

Harold D. Marden  
Harold D. Marden

STATE OF MAINE  
KENNEBEC, ss.

Dated: July 11, 1989



Personally appeared the above named **CHARLES R. GAUNCE** and **HAROLD D. MARDEN** and acknowledged the above instrument to be their free act and deed.

Before me,

Natalie P. Bragg  
Notary Public  
Print Name: Natalie P. Bragg  
My Commission Expires: 12/18/94

RECEIVED KENNEBEC SS.

1989 JUL 13 AM 9:00

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ATTEST: Harold D. Marden  
REGISTER OF DEEDS